

CHAPTER 82.01 LAND USE PLAN, LAND USE ZONING DISTRICTS, AND OVERLAYS

Sections:

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82.01.010 Purpose

This Chapter establishes the primary and overlay land use zoning districts applied to property within the County.

Adopted Ordinance 4011 (2007)

82.01.020 Land Use Plan and Land Use Zoning Districts

The Land Use Plan and the Land Use Zoning District Maps have been adopted as part of the General Plan by ordinance and resolution. This Development Code implements the goals and policies contained in the General Plan and contains the development standards and regulations for the land use zoning districts.

- (a) **Land use zoning districts established.** The County shall be divided into primary districts and overlays that implement the San Bernardino County General Plan. The land use zoning districts shown in Table 82-1 and the overlays shown in Table 82-2 are hereby established and shall be shown on the Land Use Plan.
- (b) **Amendments.** Changes, additions, and amendments to the Land Use Plan may be determined and defined from time-to-time by ordinance adopting sectional Land Use Zoning District Maps covering portions of the County, each of which shall become, upon final adoption and certification by the Clerk of the Board, part of the Land Use Plan. Map changes, additions, and amendments shall be processed, considered, and approved or denied in compliance with Chapter 86.12 (Amendments).
- (c) **Purposes of land use zoning districts.** The purposes of the land use zoning districts are as follows:
 - (1) **Agricultural and Resource Management Land Use Zoning Districts.**
 - (A) **AG (Agriculture).** The AG (Agriculture) land use zoning district provides sites for commercial agricultural operations, agriculture support services, rural residential uses and similar and compatible uses. Open space and recreation uses may occur on non-farmed lands within this AG (Agriculture) land use zoning district.
 - (B) **RC (Resource Conservation).** The RC (Resource Conservation) land use zoning district provides sites for open space and recreational activities, single-family homes on very large parcels and similar and compatible uses.

- (C) **FW (Floodway).** The FW (Floodway) land use zoning district provides sites for animal keeping, grazing, crop production, and similar and compatible uses.
- (D) **OS (Open Space).** The OS (Open Space) land use zoning district provides sites for open space and recreational uses, and similar and compatible uses.

(2) **Residential Land Use Zoning Districts.**

- (A) **RL (Rural Living) .** The RL (Rural Living) land use zoning district provides sites for rural residential uses, incidental agricultural uses, and similar and compatible uses.
- (B) **RS (Single Residential).** The RS (Residential) land use zoning district provides sites for single-family residential uses, incidental agricultural and recreational uses, and similar and compatible uses.
- (C) **RM (Multiple Residential).** The RM (Multiple Residential) land use zoning district provides sites for multiple residential uses, mixed residential uses, and similar and compatible non-residential uses and activities.

(3) **Commercial Land Use Zoning Districts.**

- (A) **CR (Rural Commercial).** The CR (Rural Commercial) land use zoning district provides sites for retail trade and personal services, repair services, lodging services, recreation and entertainment services, transportation services, and similar and compatible uses. Agriculture and residential uses allowed also but are secondary in importance.
- (B) **CN (Neighborhood Commercial).** The CN (Neighborhood Commercial) land use zoning district provides sites for retail trade and personal services, repair services, lodging services, professional services, recreation and entertainment services, and similar and compatible uses.
- (C) **CO (Office Commercial).** The CO (Office Commercial) land use zoning district provides sites for professional services, and similar and compatible uses.

- (D) **CG (General Commercial).** The CG (General Commercial) land use zoning district provides sites for retail trade and personal services, lodging services, office and professional services, recreation and entertainment services, wholesaling and warehousing, contract/construction services, transportation services, open lot services, and similar and compatible uses.
 - (E) **CS (Service Commercial).** The CS (Service Commercial) land use zoning district provides sites for a mixture of heavy commercial uses and light industrial uses, including light manufacturing uses, and similar and compatible uses.
 - (F) **CH (Highway Commercial).** The CH (Highway Commercial) land use zoning district provides sites for retail trade and personal services, lodging services, office and professional services, recreation and entertainment services, wholesaling and warehousing, contract/construction services, transportation services, open lot services, and similar and compatible uses.
- (4) **Industrial Land Use Zoning Districts.**
- (A) **IC (Community Industrial).** The IC (Community Industrial) land use zoning district provides sites for light industrial uses such as light manufacturing uses, wholesale/warehouse services, contract/construction services, transportation services, agriculture support services, incidental commercial and accessory residential uses, and similar and compatible uses. These uses shall have limited outside storage.
 - (B) **IR (Regional Industrial).** The IR (Regional Industrial) land use zoning district provides sites for heavy industrial uses that have the potential to generate severe negative impacts, incidental commercial uses, agricultural support services, salvage operations, and similar and compatible uses.
- (5) **Special Purpose Land Use Zoning Districts.**
- (A) **IN (Institutional).** The IN (Institutional) land use zoning district provides sites for public and quasi-public uses facilities, and similar and compatible uses.
 - (B) **SD (Special Development).** The SD (Special Development) land use zoning district provides sites for a combination of residential, commercial, industrial, agricultural, open space and recreation uses, and similar and compatible uses.
 - (C) **SP (Specific Plan).** The SP (Specific Plan) land use zoning district provides sites for a combination of residential, commercial, industrial, agricultural, open space, recreational and similar and compatible uses as determined by the Specific Plan.

